



City of Seattle Pre-Application Site Visit Report

January 07, 2011

This report represents a preliminary determination of project requirements based on your Pre-Application Site Visit (PASV). The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant.

Project Summary			
AP/Project No.	6268188	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	12/28/10
Category	INSTITUTIONAL	PASV Done Under	
DPD Review Type	FULL +	Permit Remarks	
Address	10525 3rd Ave NW		
Location			
Zoning		Applicant	STUART STOVIN 1725 8TH AVE N SEATTLE WA 98109 (206) 285-3555
King County APN	7474900060		
Permit Status	Initial Information Collected		
Description of Work	Install (1) Double portable classroom and entry ramp on Viewlands Elementary School site (coming from N. Hale), per plans.	Applicant Email	stuart@hhaseattle.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Kathleen H Wilson, (206) 233-7932, Kathleen.Wilson@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

- Steep slope
- Riparian management area
- Fish and wildlife

Existing ROW Conditions

3RD AVE NW

- Street conditions:
- Asphalt paving
- Unimproved

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

NW 105TH ST

Street conditions:

Asphalt paving

Unimproved

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

Potential Impacts to Seattle Parks Property

Project is adjacent to parks or park boulevards.

Projects drains to or through parks or park boulevards.

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

check CAM 327 for possible submittal exemptions.

Small Project Waivers (See CAM 327B)

Small project waivers may be applicable for new accessory structures or additions to buildings on lots in existence on or before October 31, 1992 (see SMC25.09.055). Rockeries and retaining walls do not qualify for small project waivers. Applicability of small project waiver must be evaluated and approved at the time of intake.

Cumulative development area is less than or equal to the following:

Wetland/wetland buffers, riparian management area buffers: Development area less than 150 square feet

Steep slope areas/steep slope buffers: Development area less than 300 square feet

In all cases, show construction safety fencing separating the ECA and/or its buffer from the development area.

Standard Submittal Requirements for Projects in an ECA

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Show 100-foot riparian management area on plans

Note: No construction activity is allowed in the non-disturbance buffer area and limited development is allowed in the outer portion of the riparian management areas. Refer to SMC 25.09.200 for more information.

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas

Applicant Next Steps

1. For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.
2. Review the requirements set forth in this report.
3. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
4. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**